

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.802.3C.1 to permit lot widths of 50' in lieu of the required 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The present development of the area basically has been with a minimum lot of 50'x140'. The majority of the lots in this vicinity have been built upon and are existing on 50' lots. Since this area is located within a developed subdivision, we should not be penalized under the regulation adopted by the County Council in March, 1971. Subject lots were previously recorded among the land records of Baltimore County in Plat Book W.P.C. 8-74 is "Hebville Park".

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

FORK CONSTRUCTION CO., INC.

(Type or Print Name)

Signature Donald Aquilano, Jr.

President

12329 Harford Road

Address

Kingsville, Maryland 21087

City and State

Attorney for Petitioner:

RICHARD E. LATTANZI

(Type or Print Name)

Signature

9105 Belair Road

Address

Baltimore, Maryland 21236

City and State

Attorney's Telephone No.: 256-3783

Legal Owner(s):

WILBERT HEINZERLING

(Type or Print Name)

Signature

CAROLYN M. HEINZERLING

(Type or Print Name)

Signature

5551 Oakland Road

Address

Baltimore, Maryland 21227

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

WILBERT HEINZERLING

Name

5551 Oakland Road

Address

Baltimore, Maryland 21227

City and State

Attorney's Telephone No.: 256-3783

Address

Phone No.

24th

day

April

1981

that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 27th day of May, 1981 at 9:45 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

Item #161 (1980-1981)

Property Owner: Wilbert and Carolyn M. Heinzerling

Page 2

March 24, 1981

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Rollwin Road.

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department allocation requirements.

Very truly yours,

ROBERT A. MORTON, P.E., Chief

Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

1-NE Key Sheet

15 & 16 NW 28 Pos. Sheet

NW 4 G Topo

87 Tax Map

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE

PETITION AND SITE PLAN  
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Richard E. Lattanzi, Esquire  
9105 Belair Road  
Baltimore, Maryland 21236

RE: Item No. 161  
Petitioner - W. Heinzerling, et ux  
Variance Petition

Dear Mr. Lattanzi:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

NBC:bcc

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 24, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #161 (1980-1981)  
Property Owner: Wilbert & Carolyn M. Heinzerling  
N/W Rollwin Road 404' S/W of Windsor Mill Road  
Acres: 100 x 140 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 29 and 30 plat of "Property of Adolphus M. Smink, Hebville Park", recorded W.P.C. 8, Folio 74.

Highways:

Rollwin Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR

May 18, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: Wilbert and Carolyn M. Heinzerling  
Location: NW/S Rollwin Road 404' S/W of Windsor Mill Road  
Acres: 100 X 140  
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204  
3011 494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 16, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of March 3, 1981, this department has no comment on items #155 thru #161.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

NSF/bza

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 11, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 161, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: Wilbert and Carolyn M. Heinzerling  
Location: NW/S Rollwin Road 404' S/W of Windsor Mill Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 29 and 30.

Acres: 100X140  
District: 2nd

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ko







## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
 TO: Zoning Commissioner Date: May 14, 1981  
 Norman E. Gerber, Director  
 FROM: Office of Planning and Zoning  
 SUBJECT: Petition No. 81-195-A Item 161

Petition for Variance  
 Northwest side of Rollwin Road, 404 feet southwest of  
 Windsor Mill Road  
 Petitioner: Wilbert Heinzerling, et ux

## Second District

HEARING: Wednesday, May 27, 1981 (9:45 A.M.)

There are no comprehensive factors requiring comment on this petition.

*Norman E. Gerber*  
 Norman E. Gerber, Director  
 Office of Planning and Zoning

NEG:JGH:ab

## Zoning Description

Beginning on the northwest side of Rollwin Road at the distance of 404 feet, 9 inches measured southwesterly from the southwest side of Windsor Mill Road. Being Lots 29 and 30 on plat of Hebble Park, W.P.C. No. 8, Folio 74. - 2nd Election District, Baltimore County, Maryland

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 294-3333

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

June 9, 1981

Richard E. Lattanzi, Esquire  
 9105 Belair Road  
 Baltimore, Maryland 21236

RE: Petition for Variance  
 NW/4 of Rollwin Rd., 404' SW of Windsor  
 Mill Rd. - 2nd Election District  
 Wilbert Heinzerling, et ux - Petitioners  
 NO. 81-195-A (Item No. 161)

Dear Mr. Lattanzi:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jan M. H. Jung*  
 JEAN M. H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Donald Aquilano, Jr.  
 Fork Construction Co., Inc.  
 12329 Harford Road  
 Kingsville, Maryland 21087

John W. Hessian, III, Esquire  
 People's Counsel

## PETITION FOR VARIANCE

2nd District

ZONING: Petition for Variance  
 LOCATION: Northwest side of Rollwin Road, 404 feet southwest of Windsor Mill Road  
 DATE & TIME: Wednesday, May 27, 1981 at 9:45 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1D02, 3C.1 - Minimum lot widths.

All that parcel of land in the Second District of Baltimore County

Being the property of Wilbert Heinzerling, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 27, 1981, at 9:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
 111 W. Chesapeake  
 Towson, Maryland

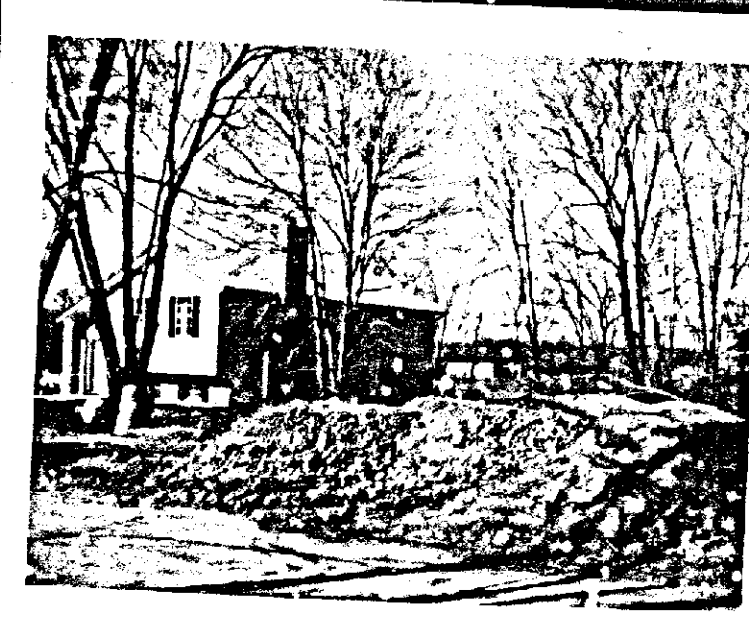
Your Petition has been received this 18 day of Feb, 1981.  
 Filing Fee \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

Item #161

*William E. Hammond*  
 William E. Hammond, Zoning Commissioner

Submitted by *Richard E. Lattanzi*  
 Reviewed by *WCH*  
 the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 097241/  
 DATE: April 24, 1981 ACCOUNT: 01-662  
 AMOUNT: \$25.00  
 RECEIVED BY: *Robe & Lattanzi*  
 FOR: *BY: Joyce A. Marthen*  
 filing fee for case 81-195-A



## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WCH</i>			Revised Plans:							
Previous case: <i>79-236A</i>			Change in outline or description							
			Map # <i>2B NW4C</i>							

Item #161

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District *2nd* Date of Posting: *May 11, 1981*  
 Posted for: *Variance*  
 Petitioner: *WILBERT HEINZERLING, et ux*  
 Location of property: *NW/4 of Rollwin Road, 404' SW of Windsor Mill Road*  
 Location of Signs: *W. side of Rollwin Rd. approx. 450' south of Windsor Mill Road*  
 Remarks: *Stephen J. Smith*  
 Posted by: *Stephen J. Smith* Date of return: *May 15, 1981*

DUPLICATE  
 CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE  
 2nd DISTRICT  
 ZONING: Petition for Variance  
 LOCATION: Northwest side of Rollwin Road, 404 feet southwest of Windsor Mill Road  
 DATE & TIME: Wednesday, May 27, 1981 at 9:45 A.M.  
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Being the property of Wilbert Heinzerling, et ux, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Wednesday, May 27, 1981, at 9:45 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
 By Order of  
 WILLIAM E. HAMMOND,  
 Zoning Commissioner  
 of Baltimore County  
 May 7

TOWSON, MD. May 7, 1981  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the day of May, 1981, before the 27th day of May, 1981, the last publication appearing on the 27th day of May, 1981.

THE JEFFERSONIAN,

*Robert Smith*  
 Manager

Cost of Advertisement, \$ 172

Richard E. Lattanzi, Esquire  
 9105 Belair Road  
 Baltimore, Md. 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of April, 1981

*William E. Hammond*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner: *Wilbert Heinzerling, et ux*  
 Petitioner's Attorney: *Nicholas S. Commodari*

Reviewed by: *Nicholas S. Commodari*  
 Nicholas S. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

